

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 Hutchins Way Skye VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$593,750

Property type

House

Suburb

Skye

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 Augusta Court Skye VIC 3977	\$545,000	02-Dec-19
6 Dorchester Crescent Carrum Downs VIC 3201	\$515,000	30-Aug-18
30 Allied Drive Carrum Downs VIC 3201	\$535,000	30-Oct-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 February 2020



## 4 Augusta Court Skye VIC 3977

Sold Price

**\$545,000**

Sold Date

**02-Dec-19**



3



1



2

Distance

**0.19km**



## 6 Dorchester Crescent Carrum Downs VIC 3201

Sold Price

**\$515,000**

Sold Date

**30-Aug-18**



3



1



2

Distance

**0.74km**



## 30 Allied Drive Carrum Downs VIC 3201

Sold Price

**\$535,000**

Sold Date

**30-Oct-19**



3



1



2

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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